



Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

Legislative Analysis

Economic Development and Human Services

April 11, 2007

9:30 AM

Commission Chamber

Charles Anderson, CPA
Commission Auditor
111 NW First Street, Suite 1030
Miami, Florida 33128
305-375-4354

Economic Development and Human Services
Legislative Analysis & Notes
April 11, 2007

Item No.	Subject Matter	Background	Analysis / Comments / Questions	LA
	Prepared by: Bia Marsellos (BM) Mia B. Marin (MBM)		If you require further analysis of these or any other agenda items, please contact Guillermo Cuadra, Esq., Chief Legislative Analyst, at (305) 375-5469.	
1(E)1	Ordinance Amending Section 19-4.7.1 of the Miami-Dade County Code Commissioner Audrey M. Edmonson	This ordinance amends Section 19-4.7.1 of the Miami-Dade County Code to include Public Housing Property in the distance limitation for nuisance conditions. Currently, the Director of Team Metro has the authority to order the immediate removal of abandoned property within a 1,500 foot radius surrounding schools or parks. The proposed amendment would include Public Housing Property.		BM
1(E)2	Transfer of Passenger Motor Carrier Certificate (PMC)	This resolution would transfer PMC No. 148 from Class Transportation & Tours, Corp (Class) to ADM Worldwide, Inc. (d/b/a Worldwide Limousine, Inc.) Resolution 1404-98 directed County staff to conduct a review of the provisions related to the regulation of PMC's and to submit amendments no later than October 31 st 1999. The BCC has not received the above-mentioned amendments. Resolution R-1404-98 imposed a moratorium on new applications for Certificates of Transportation until the BCC receive the proposed amendments. <u>Exceptions to this moratorium include:</u>	<i>Total price of the PMC certificate transfer between Class and ADM Worldwide is \$15,000.</i> ADM Worldwide is located in Miami, Florida.	MBM



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		<ul style="list-style-type: none"> i. Municipal Circulator Service ii. Emergencies iii. County Manager states that issuance is in the public interest iv. Temporary certificates 		
1(E)3	Resolution approving the Non-exclusive Cable License of Hotwire Communications, LLC.	<p>This resolution seeks Board approval conditionally granting a Non-Exclusive Cable Television license to Hotwire Communications, LLC (Hotwire).</p> <p>If approved, the conditional license to Hotwire expires on October 17th, 2013.</p> <p>The conditional license will allow Hotwire to provide county-wide cable television services using the County right-of-way.</p> <p>The Consumer Services Department (CSD) will be responsible for monitoring Hotwire.</p> <p>Other non-exclusive television licenses are currently held by the following cable companies: Comcast Communications, Atlantic Broadband, Strategic Technologies, Inc. and Bellsouth Entertainment, Inc.</p> <p>CSD has reviewed Hotwire's application and has determined that the application meets federal, state and County laws and that the public will benefit from the additional competition.</p>		MBM
2(A)	Jay Malina International Trade Consortium (ITC) Agreement with FIU	This resolution ratifies the action of the Executive Director of the ITC, in executing an agreement on March 20, 2007 between Miami-Dade County and The Florida International University Board of Trustees (FIU) to support the County's Economic Development initiative that addresses two primary objectives: Economic Development and Trade	<p>The ITC's FY06-07 budget includes a line item allocation for such an agreement with FIU.</p> <p>The maximum amount payable</p>	BM



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	Commissioner Natacha Seijas	<p>Promotion & Workforce Education and Training.</p> <p>Section 2-1505(i) of the Code of Miami-Dade County authorizes the ITC Director to enter into contracts on behalf of the County and then submit them for to the Board of County Commissioners for ratification.</p>	<p>under this Agreement is \$100,000.</p> <p>FIU has a final report deadline of October 30, 2007.</p>	
2(B)	<p>Community Workforce and Job Clearing House Programs</p> <p>Commissioner Dorrin D. Rolle</p>	<p>This resolution directs the County Manager to study the feasibility of establishing relationships with the Florida Venture Foundation, South Florida Workforce Board, Inc. and other similar agencies for the purpose of providing a dedicated pool of skilled trade laborers to promote the intent of the Community Workforce and Job Clearinghouse Programs.</p>	<p>Florida Venture Foundation is a non profit foundation, focusing on creating outreach, guidance, training and technical support to small and minority-owned businesses.</p>	BM
3(A)	Housing Finance Authority (HFA) Agreements	<p>This resolution approves an Agreement between the Housing Finance Authority (HFA) and First Housing Development Corporation of Florida and City-Wide Associates, Inc., a joint venture, (First Housing) for ongoing compliance assistance and periodic audits of HFA's countywide multi-family projects.</p> <p>First Housing was selected through a Request for Proposal for Compliance Monitoring Services for Multi-family Housing Revenue Bond Projects. Only two proposals were received, First Housing received a higher score and was selected by HFA as the top candidate.</p> <p><i>First Housing is currently monitoring the bond program for HFA.</i></p> <p>The annual fee in this agreement is for the following:</p> <ul style="list-style-type: none"> • Training in-house staff on Federal Regulations, State Laws and 	<p>Expenses for FY 06-07 are part of the adopted budget.</p> <p>Agreement Term: 1 year, renewable for up to 5 years. Annual Amout: \$44,000 to be billed semi-annually; Renewal Amount: 4% increase per year</p>	BM



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		<p>Authority Policies;</p> <ul style="list-style-type: none"> • Initial on-site visits to properties to train new Authority employees in audit techniques; • Ongoing compliance assistance to the Authority; and • Quarterly audits. 		
3(B)	<p>Resolution Approving Qualified Target Jobs Incentive Fund (TJIF) Project #07-00135</p>	<p>This resolution seeks Board approval the application documents related to the TJIF program participation.</p> <p>The total TJIF Tax Fund Proposal: \$733,000</p> <p>State of Florida's contribution to this application will be \$420,000 (80%). Miami-Dade County's contribution: \$105,000 (20%)</p> <p>Corporation contribution to Miami-Dade County are:</p> <ul style="list-style-type: none"> • Number of direct jobs created – 75 • Average salary - \$54,152 • Number of indirect jobs created – 56 • New Capital Investment - \$21,000,000 <p>Based on the investment of \$21,000,000 by the project in new real property and equipment, the six year investment tax revenue is as follows:</p> <ul style="list-style-type: none"> • Total Project Tax Revenue - \$3,345,091 • Miami-Dade County's General Fund \$905,329 • Miami-Dade Public Schools - \$1,306,802 <p>The business is also applying for Qualified Targeted Incentive Funds (QTI).</p> <p>If the TJIF and QTI applications are approved; the QTI-TJIF Combined Incentive Breakdown is as follows:</p>		MBM

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		<table><tr><td>Miami-Dade County General Fund</td><td>\$905,329</td></tr><tr><td>Total New Property Taxes</td><td>\$814,796</td></tr><tr><td>QTI Miami-Dade County Match (20%)</td><td>\$105,000</td></tr><tr><td>QTI Portion from Total Local Sales Taxes</td><td>\$23,653</td></tr><tr><td>QTI Portion from Local Property Taxes</td><td>\$81,347</td></tr><tr><td>Total New Property and Local Sales Taxes</td><td>\$838,450</td></tr><tr><td>TJIF Local Incentive Amount</td><td>\$733,450</td></tr><tr><td>Total QTI & TJIF Incentive Amount</td><td>\$838,450</td></tr><tr><td>Net Revenue Benefit to Miami Dade County (general fund)</td><td>\$90,533</td></tr><tr><td>Total Return on Investment (ROI)</td><td>1.1</td></tr></table> <p>Return on Investment (ROI) is defined as follows: County-wide general fund portion of the sales and ad valorem taxes paid in by the Company to the County divided by the amount of incentive that will be paid out by the County to the Company (\$814,796 divided by 733,450 = 1.1)</p> <p>According to the Beacon Council and Office of Community Economic Development a good ROI for an Enterprise Zones is 1.1 and for non-enterprise zones it is 1.2.</p> <p>Total Incentive including QTI (State and Local) and TJIF - \$1,258,450</p> <p>Proposed Industry Location: Primary impact to Commission District 1 (proposed location: 50 NW 176th St.), but will also have a county-wide impact due to direct and indirect employment and project investment.</p> <p>Proposed Local Business Activity – Bioscience.</p>	Miami-Dade County General Fund	\$905,329	Total New Property Taxes	\$814,796	QTI Miami-Dade County Match (20%)	\$105,000	QTI Portion from Total Local Sales Taxes	\$23,653	QTI Portion from Local Property Taxes	\$81,347	Total New Property and Local Sales Taxes	\$838,450	TJIF Local Incentive Amount	\$733,450	Total QTI & TJIF Incentive Amount	\$838,450	Net Revenue Benefit to Miami Dade County (general fund)	\$90,533	Total Return on Investment (ROI)	1.1		
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3(C)	Resolution Approving	This resolution seeks Board approval that recommends Confidential Project #07-00135 to be approved as a QTI business.		MBM																				



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	Qualified Target Industry (QTI) Tax Refund Confidential Project #07-00135 Related to 3(B)	<p>The total QTI Fund Proposal: \$105,000.</p> <p>State of Florida’s contribution to this application will be \$420,000 (80%). Miami Dade County’s contribution: \$105,000 (20%).</p> <p>Corporation contribution to Miami-Dade County are:</p> <ul style="list-style-type: none">• Number of direct jobs created – 75 (over 8 years)• Average salary - \$54,152• Number of indirect jobs created – 56 <p>Total QTI Tax Refund Proposal - \$525,000 (State of Florida, 80%, \$420,000 and Miami Dade County, 20%, \$105,000)</p> <p>Return on Incentive Investment (ROII)</p> <table><tr><td>Miami-Dade County Incremental Tax Revenue</td><td>\$1,185,158</td></tr><tr><td>Total Miami-Dade County (20%) QTI Match</td><td>\$105,000</td></tr><tr><td>Miami-Dade County Net Revenue Benefit</td><td>\$1,080,158</td></tr><tr><td>Total ROII Gain/Loss/Breakeven**</td><td>11.3</td></tr></table> <p>Note: Return on investment for Enterprise Zone is usually 1.1 and for non-enterprise zone is 1.2 The reason ROII is so high is because it is factoring only the QTI figures (not computing the investment from the Targeted Job Incentive Fund by the same company).</p> <p>ROI and ROII are synonymous.</p>	Miami-Dade County Incremental Tax Revenue	\$1,185,158	Total Miami-Dade County (20%) QTI Match	\$105,000	Miami-Dade County Net Revenue Benefit	\$1,080,158	Total ROII Gain/Loss/Breakeven**	11.3		
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		<p>Proposed Industry Location: Primary impact to Commission District 1 (proposed location: 50 NW 176th St.), but will also have a county-wide impact due to direct and indirect employment and project investment.</p> <p>Proposed Local Business Activity – Bioscience</p>		
3(D)	Atrium at Spring Garden Condominium Development	<p>This resolution:</p> <ul style="list-style-type: none"> • approves the request to increase the sales price of the set aside units of the Urban Development Group II, LLC (UDG II, LLC) for the Atrium at Spring Garden Condominium (Atrium) development located in Commission District 3; and • amends the 2005 Surtax contract to provide a 20 year restrictive covenant with a shared equity provision that will use Surtax dollars as a purchase price buy-down for each of the 14 set aside units. <p>UDG II, LLC was awarded \$1,000,000 of Surtax 2005 funds for Atrium for 75 units with 14 of those units set aside for people earning up to 120% of the area median income (AMI).</p> <p>The developer is decreasing the project, from 75 to 47 units (with the 14 units remaining the same) due to increased construction costs. The per unit development cost has increased to \$195,184 from the previous \$172,765 per unit.</p> <p>The developer has requested an increase in the purchase price to \$199,000. However, the price that will be charged to the 14 set aside units will be reduced by the \$1,000,000 Surtax 2005 funds to \$127,571. The County will maintain the 20-year restrictive covenants.</p>		BM
4(A)	Resolution Approving the Terms of a Memorandum of	This resolution seeks Board approval of a Memorandum of Understanding between Miami-Dade County and the Alliance for Human Services (Alliance) that include terms, conditions, duties and responsibilities governing the working relationship.	The Alliance for Human Services is a not-for-profit health and social services planning entity for Miami-Dade County.	MBM

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	Understanding Between Miami Dade County and the Alliance for Human Services	<p>Terms of the MOU include:</p> <ul style="list-style-type: none"> -Specify the terms, conditions and responsibilities between Alliance and County. -Provisions to address proposals for re-aligning goals and structure of the Alliance to the County. -Establish format and timetable for periodic reports from Alliance to the County. -Outline how the Alliance is distributing funds across the County Districts. -Address how the Alliance is meeting the needs and priorities set forth in the county-wide Social Services Master Plan (SSMP). 	<p>The Alliance is responsible for creating and updating the SSMP which is a data-based and research driven document that looks at the relevant systems and institutions and their points of intersection with the human services system using a cross-systems approach.</p> <p>Based on the SSMP, the Alliance is responsible for identifying funding priorities and cross-system reform initiatives for health and social services and allocates funds for those priorities through a competitive funding process.</p>	
6(A)	Departmental Budget Presentations	<p>The budget packages for the Economic Development and Human Services Committee include the following departmental submittals:</p> <ul style="list-style-type: none"> • Agricultural Manager • Community Action Agency • County Economic Development • Community Relations • Consumer Services • Empowerment Trust • Homeless Trust 		MBM



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		<ul style="list-style-type: none"> • Housing Agency • Housing Finance Authority • Human Services • International Trade Consortium • Miami Action Plan • Task Force on Urban Economic Revitalization 		
6(B)	Sunset Review of County Boards for 2006 – Metro Miami Action Plan Trust (MMAP)	<p>The Sunset Review recommendation for the continuation of the MMAP.</p> <p>The MMAP Trust purpose is to stimulate progress, confront injustices, create opportunities and promote a better quality of life for all Miami-Dade County residents.</p> <p>The MMAP has been charged with the responsibility of addressing and eliminating disparities between Miami-Dade County's Black community and the community at-large.</p> <p>Operating cost of MMAP in FY04-05 was \$6,161 and in FY05-06 it was \$8,343.</p> <p><u>MMAP is seeking an increase of funding that includes: General Fund increase of \$400,000 and an Occupational license tax increase from 8% to 30%.</u></p> <p>MMAP major accomplishments in the last 24 months include but not limited to:</p>	<p><u>Commission Auditor's County Review Boards and Councils Final Report dated March 31, 2006 reveals the following about MMAP:</u></p> <p><u>-MMAP meets the accomplishments and achievements objectives based on the Sunset Review and Commission Auditor Questionnaire.</u></p> <p><u>-MMAP maintains a quorum frequency rate of 58% and a 40% vacancy rate (between the periods of January 1, 2002 through March 31, 2005).</u></p> <p>As of January 17, 2007 the MMAP members include:</p>	MBM



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		<ul style="list-style-type: none"> • Business Assistance and Collaborative and Mobile Unit FY04-05 that involves business plan development (outreach to 342 people), business counseling (outreach to 232 people), and business expansions (outreach to 178 people). • Economic Development Mobile Outreach Unit includes (outreach to 396 people in FY04-05) and winner of 2006 National Association of County Organization's. • Overtown Community Development Committee that included representatives from Entrepreneurial Center, City of Miami, Overtown Service Center came to an agreement to provide assistance to businesses in the Overtown area. • Entrepreneurial Institute Seminars (10 seminars were conducted between April 19 and June 15th, 2006). • Miami-Dade Chamber of Commerce Business Empowerment Network Series seminars (320 people attended the seminars during FY05-06). 	<ul style="list-style-type: none"> • Arthur Barnes • Tony Crapp Veldrin Freeman • Marie Hyppolite • Beverly Kovach • Benedict Kuehne • Greicy Lovin-Meighan • Omar Malone • Hebert Robinson • Marzell Smith • Cynthia Stafford • Daniel Wick • Hannie Woodson • John Jones 	
6(C)	Community Affordable Housing Strategies Alliance Task Force (CAHSA) Final Report	The final report includes a complete list of recommendations, case studies, best practices, and other research which guided the work of the task force. <i>(See Item 6(D) on this Agenda)</i>		BM
6(D)	Report on the Implementation of	The report includes three (3) categories of recommendations: 1. Recommendations Subject of Review for Administrative	These are some of the recommendations that may be	BM

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	Community Affordable Housing Strategies Alliance Task Force (CAHSA) Recommendations	<p>Change/Implementation; <i>Staff in various County departments will review these recommendations to determine feasibility and necessary steps for implementation. A report will be presented to the BCC within 90-days on the final recommendations for implementation.</i></p> <ol style="list-style-type: none"> Recommendations to be Addressed through Housing Master Plan Process; <i>these recommendations will be incorporated into the planning process currently underway.</i> Recommendations Needing Further Clarification. 	<p>implemented administratively:</p> <ul style="list-style-type: none"> Improve Public Housing, Capital Improvement & Facility Maintenance Remove Administrative Barriers to Affordable Housing Development Establish Inter-Jurisdictional Collaboration Increase Access to Affordable Housing Maintain Housing Affordability Improve Data & Reporting 	

